

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE EASTERN DISTRICT OF PENNSYLVANIA**

IN RE: Lynette D. Kirkman		
	Debtor(s)	CHAPTER 13
Carisbrook Asset Holding Trust		
	Movant	
vs.		
Lynette D. Kirkman		NO. 20-11816 AMC
	Debtor(s)	
William C. Miller Esq.		
	Trustee	11 U.S.C. Sections 362

ORDER

AND NOW, this day of , 2020 at Philadelphia, upon failure of Debtor(s) and the Trustee to file and Answer or otherwise plead, it is:

ORDERED THAT: The Motion for Relief from the Automatic Stay of all proceedings is granted and the Automatic Stay of all proceeding, as provided under Section 362 of the Bankruptcy Abuse and Consumer Protection Act of 2005 (The Code), 11 U.S.C. Section 362, is modified with respect to the subject premises located at 9516 Dungan Road aka 9518 Dungan Road, Philadelphia, PA 19115 ("Property), so as to allow Movant, its successors or assignees, to proceed with its rights and remedies under the terms of the subject Mortgage and pursue its in rem State Court remedies including, but not limited to, taking the Property to Sheriff's Sale, in addition to potentially pursuing other loss mitigation alternatives including, but not limited to, a loan modification, short sale or deed-in-lieu of foreclosure. Additionally, any purchaser of the Property at Sheriff's Sale (or purchaser's assignee) may take any legal action for enforcement of its right to possession of the Property.

Date: November 18, 2020



United States Bankruptcy Judge.

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